



RALPH SAYER
SOLICITORS & ESTATE AGENTS



14, SUMMERSIDE STREET

EDINBURGH, EH6 4NU



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TRINITY
EDINBURGH, EH6 4NU

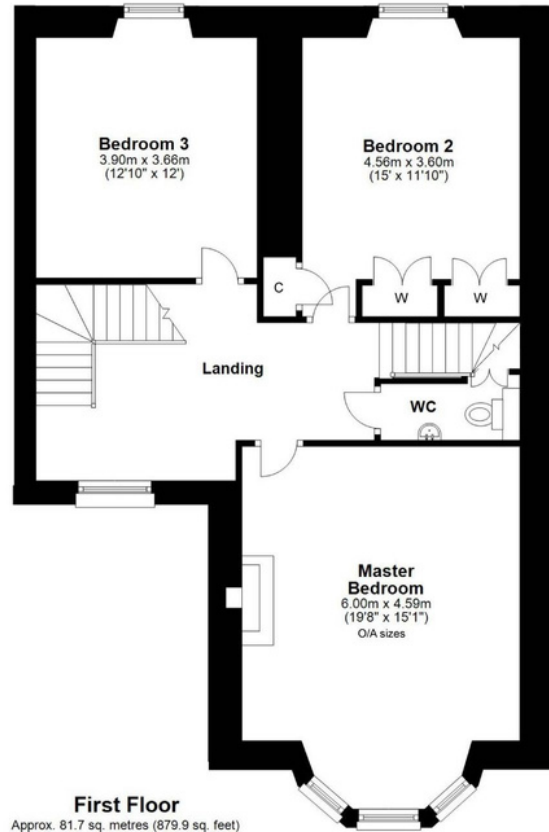
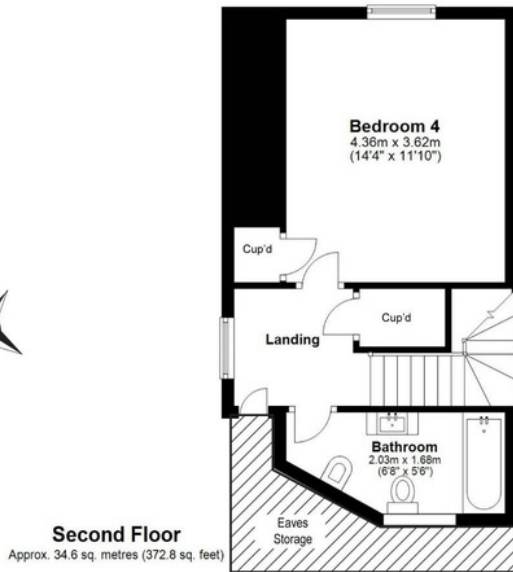
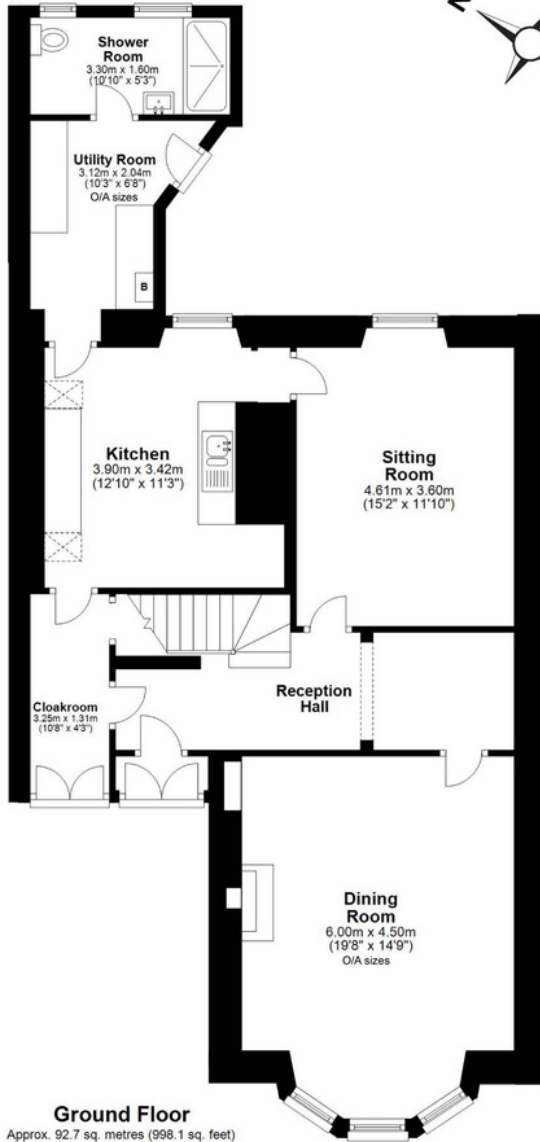


Characterised by magnificent period proportions, outstanding natural light and a wealth of original features, this four bedroom stone built villa represents a rare opportunity to acquire a beautiful Victorian home in a highly sought-after location. Set on an attractive residential street in sought-after Trinity, the villa sits behind a small front garden and driveway and instantly endears with its handsome sandstone façade and grand bay windows.

FLOORPLAN

14, SUMMERSIDE STREET,
EDINBURGH EH6 4NU

Total Area: approx.
209.1 sq. metres (2250.8 sq. feet)

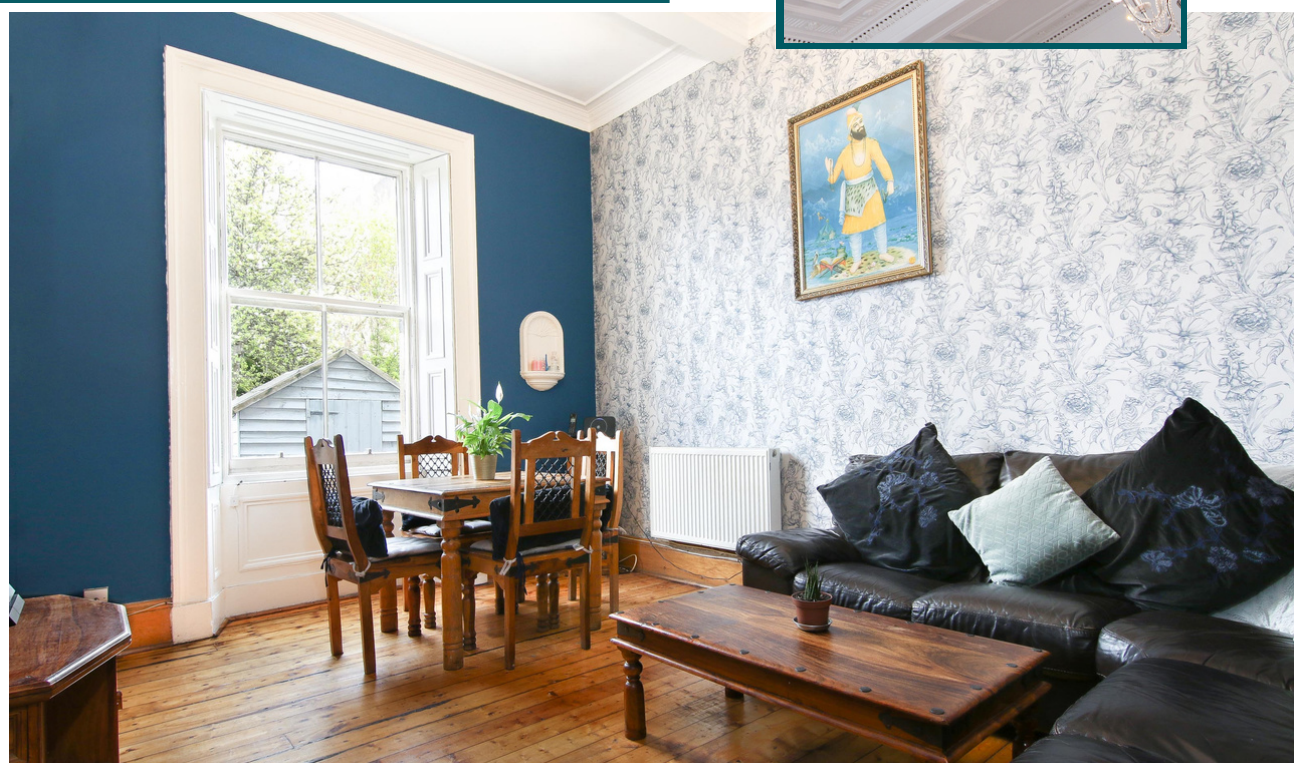


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ORIGINAL PERIOD FEATURES



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The main entrance has double doors opening into a traditional entrance vestibule and a half glazed vestibule door, which leads into an impressive entrance hall, with its high ceilings, cornicing, arches and beautiful woodwork, makes a grand first impression. Positioned at the front of the property, a grand front reception room (currently being used as a dining room), is the epitome of period elegance, with a magnificent corniced ceiling, west facing bay window and splendid fireplace; equipped with a living-flame gas fire. To the rear, is the family sitting room, overlooking the easy maintenance walled rear garden and conveniently placed next to the kitchen with direct access. The kitchen, also has secondary access from the hall, through a handy cloakroom. Fitted with a contemporary high gloss kitchen, it is a generous space for cooking and relaxed entertaining, where a freestanding dual-fuel range cooker, takes centre stage. A further door, gives access to a functional utility room and a stylish shower room, plus a back door to the private walled rear garden. Returning to the hall, stairs lead up to a bright and airy 1st floor landing, where there are three excellent double bedrooms, with the master featuring outstanding proportions, a magnificent bay window and a feature fireplace. A practical WC completes this floor. Upstairs to the top (second floor), is a further double bedroom and a contemporary four piece bathroom, finished in sleek grey ceramic tiling, and comprises a shower-over-bath, a vanity basin cabinet, a bidet and a WC. The original sash and case windows mostly benefit from working shutters. Gas central heating is fitted throughout.



SPACIOUS FAMILY KITCHEN



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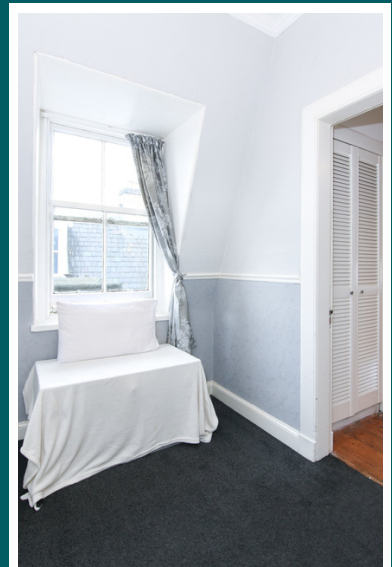


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MASTER BEDROOM









NEARBY VICTORIA PARK

TRINITY

The leafy residential area of Trinity, lies north of the city centre and is a highly sought after location. With an expanse of open parklands, including Inverleith Park and the Royal Botanic Gardens. The flat lies close to Granton Square and Harbour on the banks of the Firth of Forth. Local amenities can be found on nearby Ferry Road, with a Morrisons store and larger retail shopping can be found at the Craighleith Retail Park or the Ocean Terminal Shopping Centre. The vibrant Shore area of Leith is within easy reach, well known for it's bars and cafes, as well as Michellin Star restaurants. Good regular bus routes service the area, taking you to the city centre and the vast Cycle route network runs through the area.





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**Birch House,
10 Bankhead Crossway South,
Edinburgh,
EH11 4EP**

**www.ralphsayer.com
0131 225 5567
property@ralphsayer.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.